
Z-2285
NORTH CENTRAL HEALTH SERVICES
R1B TO NB

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner with consent of owner, Lafayette School Corporation, and represented by Thomas B. Parent of Stuart & Branigin, is requesting rezoning of an L-shaped property at the southeast corner of Union and 18th Streets, a portion of which is more commonly known as Kennedy Field, 1809 Union Street, Lafayette, Fairfield 21 (SE) 23-4.

Petitioner proposes the construction of a two-story building which would house five individual not-for-profit entities all engaged in various social services. The five entities include: Family Services, Inc., Sycamore Council Girl Scouts, Tippecanoe Chapter of the American Red Cross, Lafayette Transitional Housing, and Abilities Services.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site in question is currently zoned R1B as are properties to the southeast and southwest. Adjacent to the south is R1 zoning, to the west, north and northeast is a mix of R2 and R3 zoning. The closest commercial zoning is ½ block to the west adjacent to the former railroad corridor where some properties are zoned GB and NB, and land on the north side of Salem Street, a block due north, which is zoned NB.

AREA LAND USE PATTERNS:

The half of the site that fronts 18th Street was formerly used as a football field; the portion of the site that extends to the east is hilly and heavily wooded. Murdoch Park adjoins this land to the south; across 18th Street is a mix of single-family, two-family and multi-family residences. Huntington Bank has a branch immediately across Union (in the R3 district by special exception – BZA-825) and a mix of single and two-family dwellings are to the northeast. Immediately to the east is Stonecrest Apartments and Rosewalk Village Assisted Living facility.

TRAFFIC AND TRANSPORTATION:

Both 18th and Union Streets are classified as urban primary arterials in the adopted *Thoroughfare Plan*. Petitioner has been working with both the City Engineer's Office and GLPTC to ensure potential clients of the five agencies would be able to use public transportation to get to the site. A revised site plan submitted to staff shows a bus pull-off on 18th Street close to the west side of the proposed building with parking spaces on all other sides of the building.

The parking standard for social service offices is one space per 200 square feet of gross floor area. The revised lay-out for the property shows a building of 44,756 square feet with 164 parking spaces; the ordinance requires 224 spaces. (Originally, NBU zoning was discussed for this site, a district which requires only 60% of the standard parking requirement. This layout exceeds the NBU parking standard. When it became clear that this property was not within the urbanized area, and was not eligible for "U" zoning, NB zoning was requested with its greater parking space requirement.) Petitioner is planning on requesting a parking variance from the Area Board of Zoning Appeals, Lafayette Division.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water serve the site in question. Originally, petitioner was planning to install an underground drainage system for the property; however the revised site plan includes two "proposed dry bottom detention ponds" near the corner of the intersection. Any drainage proposal would have to be approved by the City Engineer's Office.

STAFF COMMENTS:

The portion of this request at the corner of 18th and Union, according to the revised site plan, shows a park-like setting including two "picnic areas", 8' wide walks and landscaping. The proposed two-story building would be closer to the southwest corner of the site; a 2160 square foot out-building is also shown to the southeast and a small gazebo is planned south of the main building. It should be noted that this is a non-binding site plan; petitioner's current plans for landscaping and buildings could change.

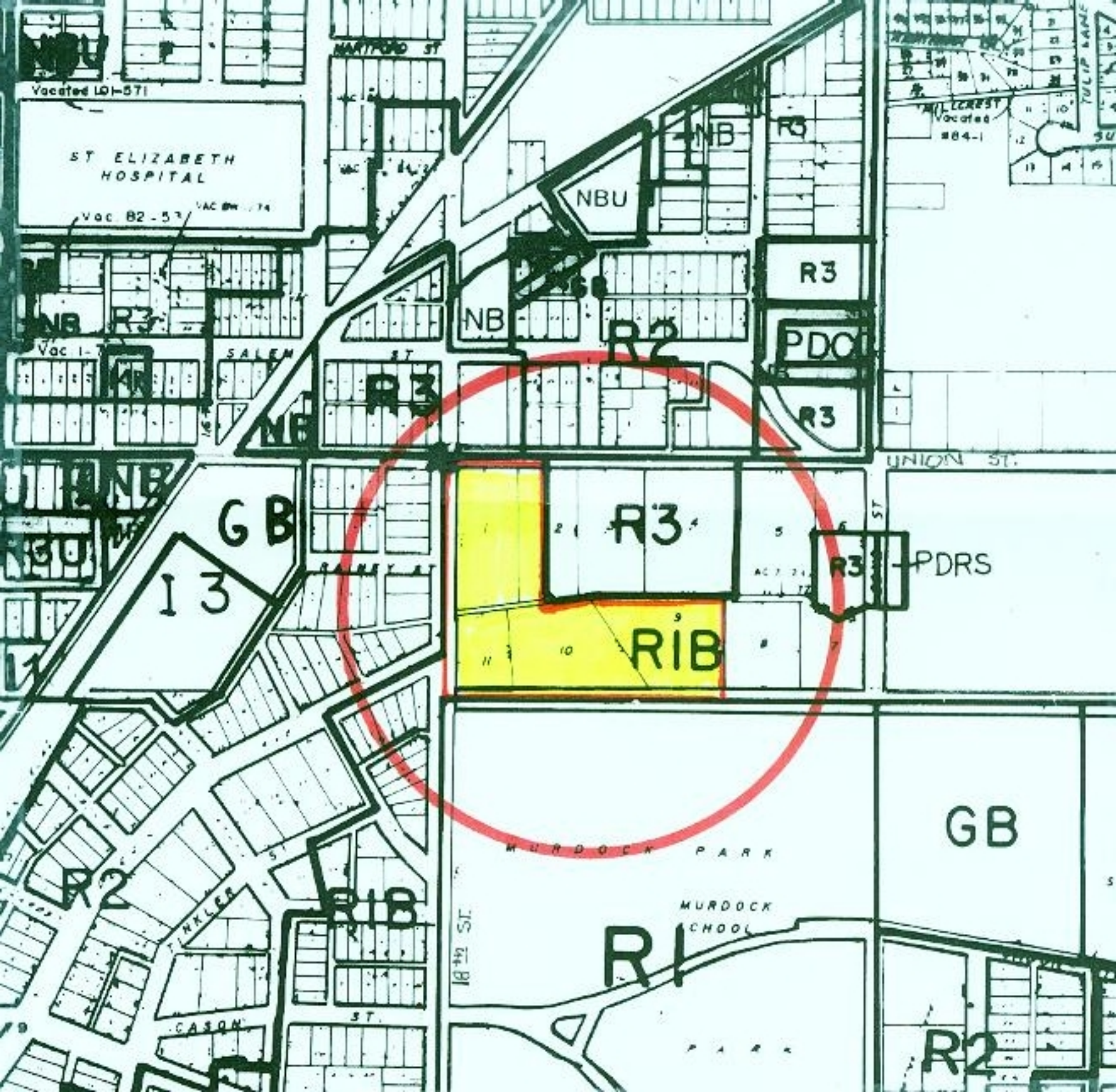
In 1989, Lafayette Common Council adopted an *Amendment to the Adopted Land Use Plan to Guide Future Development within the Union/Salem Corridor*, a land use plan created by staff with input from a corridor task force made up of concerned residents, property owners and business owners within the corridor. This plan amendment shows an "institutional future" for the Kennedy Field part of the petition site; the wooded portion of the property sandwiched between Murdoch Park and the rear of Stonecrest Apartments and the Rosewalk facility is shown as "moderate-density residential". One of the principal reasons City Council gathered this task force together in 1988 to study the corridor, was the "hearings that led to approval of the new bank" across Union Street from the site in question. Although this bank was permitted under the old ordinance by special exception in the R3 district, many residents felt it was a commercial intrusion into their residential neighborhood. The plan amendment strongly discouraged the further spread of businesses along 18th Street south of Elmwood.

Staff's predicament is the fact that the proposed use actually fits the "institutional future" shown in the plan amendment; however the zoning that that use is required to have, Neighborhood Business, would seem to embody the commercial expansion the plan was seeking to prevent. The UZO category, "individual and family social services" only permits those uses in seven of our eight commercial zones. Of those seven zones, NB would offer the neighborhood the most protection. Once the building is built, petitioner's representative has assured staff that it would be nearly impossible for any of the five not-for-profit entities occupying the building to sell their interest to a "for-profit" company

or organization. The private partnership between North Central Health Services and the social service agencies which would occupy the proposed building is sufficient for staff to recommend approval of this request.

STAFF RECOMMENDATION:

Approval



MURDOCK ST

Vacated 101-571

ST ELIZABETH
HOSPITAL

VAC 82-57 VAC 84-174

MILLCREST
Vacated
#84-1

TULIP AVE

NBU

R3

R3

PDC

R3

R2

NB

R3

GB

13

R3

R3

PDRS

RIB

GB

R1

R2

MURDOCK PARK

MURDOCK
SCHOOL

10th St

CASON ST

ST

TINKLER ST

R2

RIB

